



Case Number **ZC-17-204**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 8

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: None submitted

Support: None Submitted

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <u>X</u>	No ____
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: **Tarrant Equity, LLC**

Site Location: 2820 Gipson Street Mapsco: 63Y

Proposed Use: **Single-family**

Request: From: "J" Medium Industrial

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The property is located south on Gipson Street, a two-way residential street. The applicant is requesting a zoning change to "A-5" One-Family to build a single-family structure.

Several parcels have been rezoned to single-family within the block.

Site Information:

Owner:	Tarrant Equity, LLC P O Box 19372 Fort Worth, TX 76119
Acreage:	0.153 ac
Comprehensive Plan Sector:	Northeast

Surrounding Zoning and Land Uses:

North	"J" Medium Industrial / single-family
East	"J" Medium Industrial / vacant
South	"J" Medium Industrial / American Red Cross building
West	"J" Medium Industrial / single-family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-06-147 Surplus property approved by Council, adopted 7-11-06, subject property two lots to the east; ZC-10-049 Surplus property approved by Council, adopted 4-15-10, subject property further to the east and north

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Gibson St	Two-Way Residential	Two-Way Residential	No
Baurline	Two-Way Residential	Two-Way Residential	No

Public Notification:

300 foot Legal Notifications were mailed on November 21, 2017.

The following organizations were notified: (emailed November 20, 2017)

Fort Worth League of Neighborhood Assoc.	Riverside Alliance
Neighborhoods of East Fort Worth	United Riverside NA*
West Meadowbrook NA	Near Eastside NA
East Fort Worth Inc.	Eastside Sector Alliance
United Riverside Rebuilding Corporation, Inc.	Streams and Valleys Inc.
Trinity Habitat for Humanity	East Fort Worth Business Assoc.
Southeast Fort Worth Inc.	Fort Worth ISD

*Closest Neighborhood Organization

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily single-family and vacant with a commercial business to the south. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Single-Family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

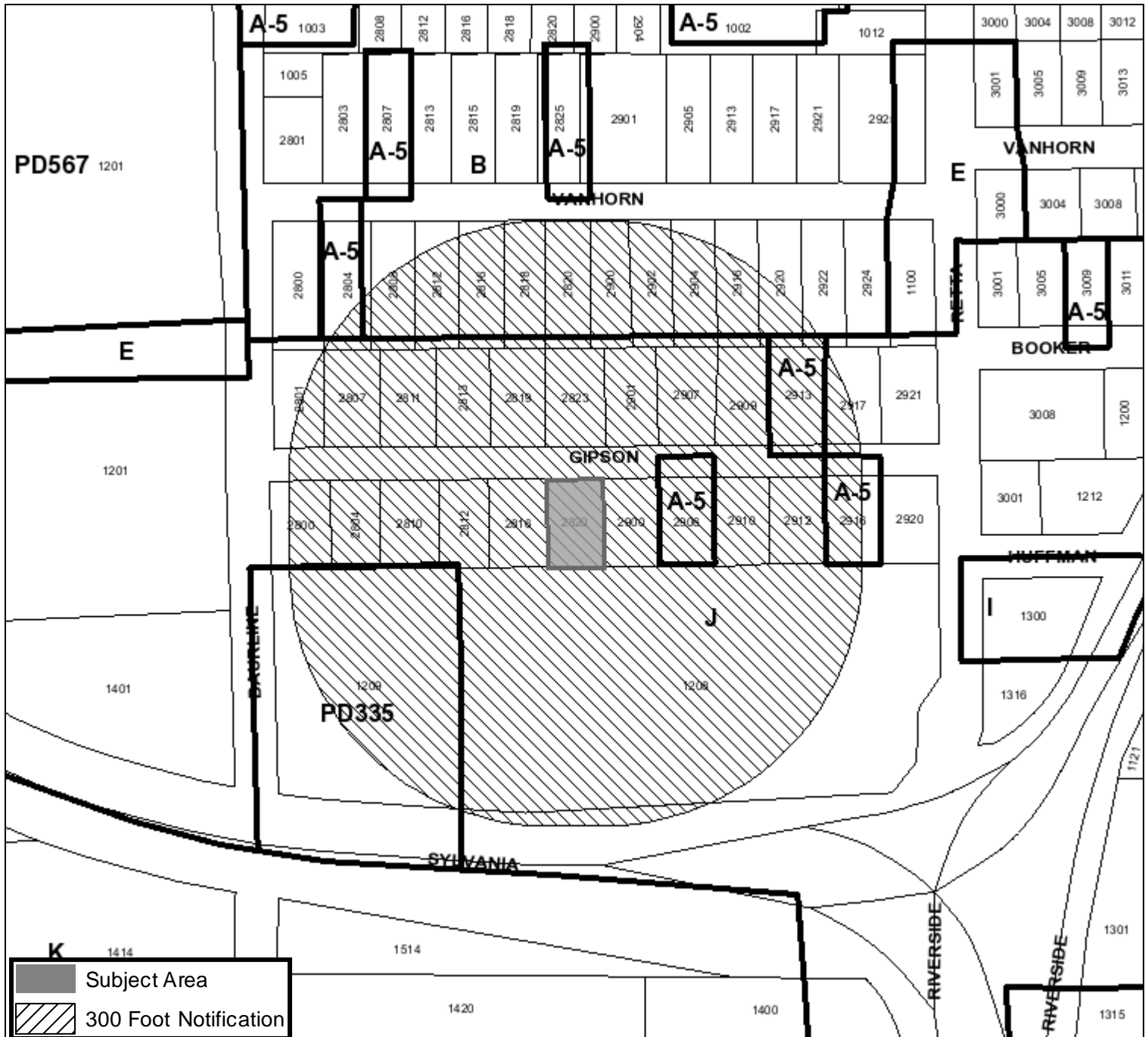
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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Area Zoning Map

Applicant: Tarrant Equity, LLC
Address: 2820 Gipson
Zoning From: J
Zoning To: A-5
Acres: 0.1532718
Mapsc0: 63Y
Sector/District: Northeast
Commission Date: 12/13/2017
Contact: 817-392-8043



Area Map

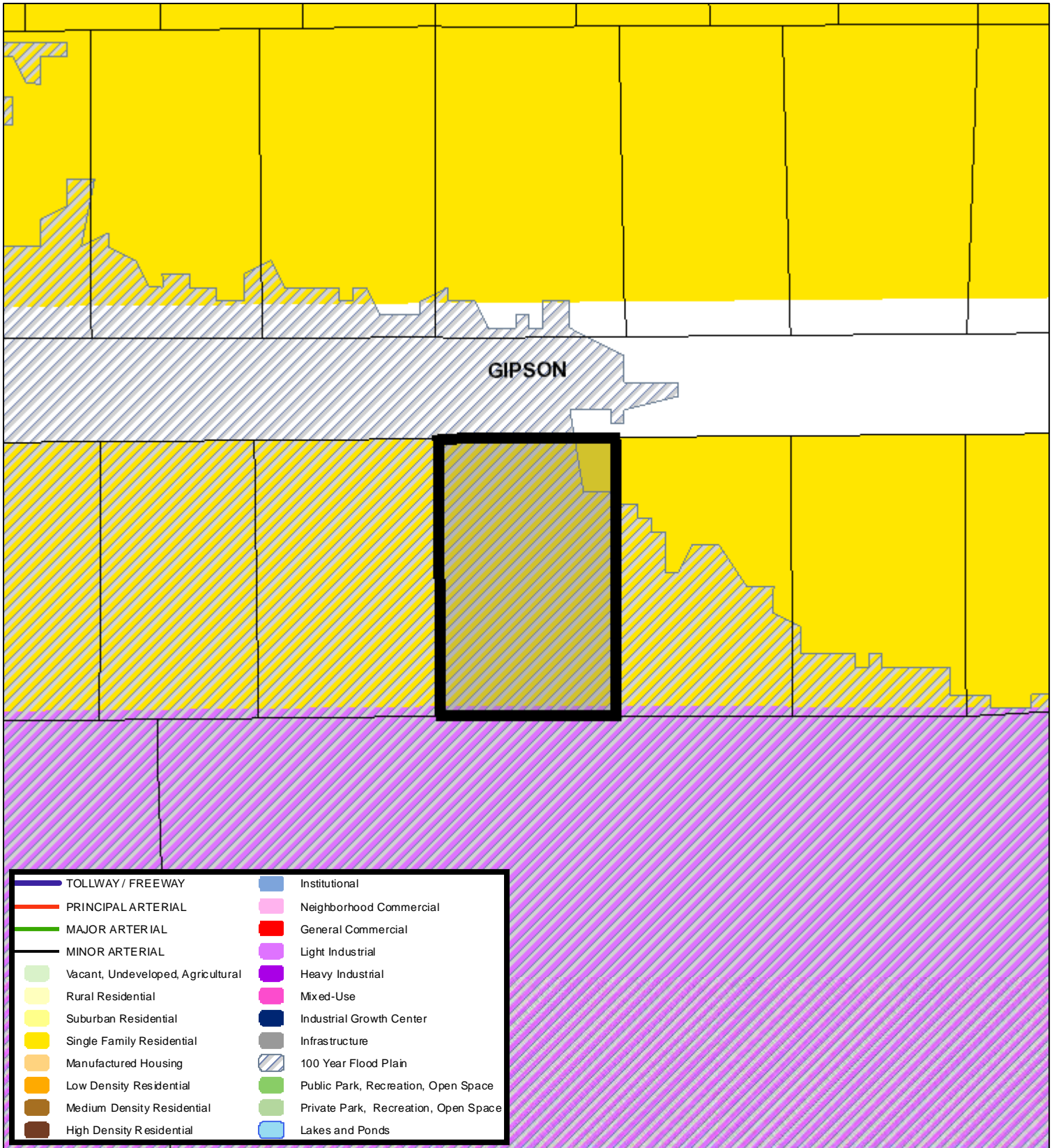


0 1,000 2,000 4,000 Feet



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Future Land Use



50 25 0 50 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



Created: 11/17/2017 1:55:30 PM



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Aerial Photo Map



0 30 60 120 Feet



7. ZC-17-202 800 McPherson Partners, LLC (CD 6) – 800 McPherson Rd (Hiram Little Survey, Abstract No. 930, 2.99 ac.) From: “AG” Agricultural To: “A-5” Single Family

Kenneth Davis, 109 Mariah, Weatherford, TX, stated that this is to clean up the zoning to match the A-5 to the north for development. He also stated that most of this property is floodplain.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Giber. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-202
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Kenneth Davis	109 Mariah, Weatherford, TX		Support		Representing applicant

8. ZC-17-203 Aero Endeavors, LLC (CD 2) – 325 NW 38th St (Washington Heights Addition, Lot 1, Block 3, 0.11 ac.) From: “A-5” Single Family To: “I” Light Industrial

Penney Pollard, 1220 Tate Ln, Argyle, Tx, stated that she would like a 30-day continuance in order to have further discussions with the neighborhood and to investigate the property further.

Motion: Following brief discussion, Mr. Northern recommended a 30-Day continuance of the request, seconded by Mr. Gober. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-203
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Penney Pollard	1220 Tate Ln, Argyle, Tx		Support		Applicant

9. ZC-17-204 Tarrant Equity, LLC (CD 8) – 2820 Gipson (Gipson Subdivision, Lot 6, Block 2, 0.15 ac.) From: “J” Medium Industrial To: “A-5” Single Family

Javier Castillo, 2925 Pioneer St, would like to build a home on the property and cannot do this in the current zoning.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-204
Name	Address	In/Out 300 ft. notification area	Position on case		Summary

Javier Castillo	2925 Pioneer St		Support		Owner
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10. ZC-17-205 Joyce Heredia (CD 8) – 2525 & 2529 Wilkinson Ave (Sycamore Heights Lots 17-18, Block 36, .049 ac.) From: “B” Two Family To: “PD/B” Planned Development for all uses in “B” Two-Family plus barbershop on one side only; site plan waiver requested

Renny Rosas, 3821 Bryan, speaking on behalf of Gregorio Chairez, asked for a 60-day continuance in order to put a presentation together.

Motion: Following brief discussion, Mr. Northern recommended a 60-day continuance of the request, seconded by Mr. Gober. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-205
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Renny Rosas	3821 Bryan		Support		Representing applicant
Joyce Heredia	3021 E Lancaster	In	Support		Owner

11. ZC-17-206 Luis R. Sifuentes (CD 9) – 3613 & 3621 8th Ave (Shaw Heights Addition Lots 19-21, Block 5, 0.50 ac.) From: “E” Neighborhood Commercial To: “PD/I” Planned Development for all uses in “I” Light Industrial uses plus outdoor storage as a primary use; site plan waiver requested

Roberto Ramirez, 4316 S Adams, stated he wants to keep the property as is and park trailers on it. He said there is currently a shed on the property and he may add another to store equipment.

Renny Rosas, 3821 Bryan, said he would like to see a PD/E plus uses and add a solid fence for screening between the subject property and adjacent residential.

Robert Snoke, 3820 6th Ave, representing the Rosemont neighborhood association spoke in opposition to the proposed Light Industrial. He stated a PD/E would be appropriate and that there was a concrete business located here previously. He also showed images of surrounding businesses.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request as amended to a PD/E with outdoor storage as a primary use, site plan waived, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-206
Name	Address	In/Out 300 ft. notification area	Position on case		Summary